

Resident Update

Summer 2014

www.bouserentals.com

Spring 2013jhg

Multi-Family Buildings Being Made More Energy Efficient

Over the past several months we have been increasing energy efficiency in our multi-family buildings. This is being accomplished thru an available program from ACT on ENERGY, thru Ameren. Additional insulation is being installed in the attic areas of these buildings to increase heating and cooling efficiency. We apologize for any inconveniences this may have caused, but the end goal is to save you money on your heating and cooling. This should also make your unit more comfortable by keeping the cold air in, in the summer, and the hot air in, in the winter!

Sherriff's Department & K-9 Units

As most of our residents are aware our Brookshire office serves a dual purpose. Not only is this our office, but we share this space with the St. Clair County Sherriff's Department for use as their East-Belleville Sub-station. Now we are pleased to announce that the Sherriff's Department K-9 units will be "keeping their noses sharp" in our multi-family buildings. They have been granted access to enter our multi-family buildings: foyer/entrance areas, washer/dryer areas and storage areas. The K-9 units will be in the buildings at random times for training.

Paying Rent Online, Saving Money and Time for Tenants

Paying online has been a popular option for tenants to make their monthly rent payments. The tenants that are using the option have let us know that it is extremely easy and user friendly, saves them money by not having to buy stamps & envelopes, and saves time by not having to make a trip to the bank & post office. If you need help accessing your online account, please email Michele (michele@bouserentals.com) and she can forward you the information. Once you have logged on to your account you are able to see your transaction history, make a payment, update your contact information, and put in a non-emergency repair order. The online payment system is thru PayLease and is an extremely secure way to make your online payment. We will continue to accept payments thru US mail at P.O. Box 524, Troy, IL 62294. Another convenient option is our new drop box at 1029 Brookshire Ct., Belleville, IL, Apt. 1. This is also our office and even though the office is open by appointment, the drop box is 24 hours. Any resident that uses the online system to pay their September rent, by September 5, will be entered in a drawing to win one of three \$25.00 Wal-Mart gift cards!

Continued on Reverse Side.....

For Your Safety

We are asking that if you live in a multi-family building with a common entrance that you notify us if you see the doors propped open. These doors are kept closed and locked from the outside to keep our residents safe. We consider this a very important safety concern for all residents. Anyone found to be propping open doors will be given a notice to move.

Repair Phone #'s

Most repairs are non-emergency (except, fire, flooding, etc.), please call or text (618) 581-8340 and leave a message with your name, unit # & address, and a message of the repair. You may not receive an immediate return call, but your repair will be prioritized and completed in a timely manner. Repair requested can also be made by logging into your account on our website (www.bouserentals.com)

For emergency repairs please call and/or text both (618) 581-8340 & (618) 410-1047. If necessary be sure to call 911 first!

Resident Spotlight

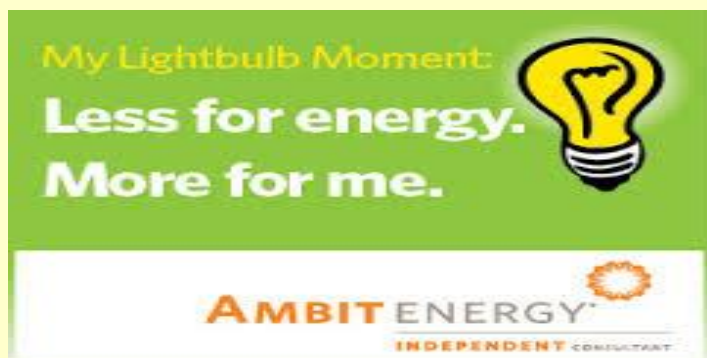
Meet Edmund and Frankie who reside in one of our west-end duplexes. Edmund and Frankie have chosen us to be their property management group for more than 10 years. You may have seen Edmund thru the years painting, and sometimes doing repairs, at your building. Chances are, Edmund painted your unit before you became a tenant. We have been Blessed over the years with so many great tenants and are grateful for our relationship/friendship with Edmund & Frankie. If you happen to see Edmund painting, be sure to stop by and say "hi". If you are a current resident and would like to be spotlighted in an upcoming issue, please let us know. This is a great opportunity to promote your business to over 300 people that receive this newsletter.

Referrals

Need Storage Space?

We have recently built 6' x 9' storage units. They are locked down units located at 320 West H St. in Belleville. Units rent for \$20.00 per month. Please contact Kevin (618) 410-1047 if you would like more information.

We now have additional multi-family buildings in the West Blvd. neighborhood under our management. We currently have 1 & 2 bedroom vacancies. Refer someone you know and get your \$100.00 referral, if they sign a lease with us. Please have your referrals check out our website (www.bouserentals.com) or call Kevin (618) 410-1047 for current vacancies.



Have you heard energy prices are on the rise?

Electricity, natural gas, and gasoline prices have steadily risen in 2014. Now is the time to get your energy bill reviewed to get the maximum savings.

Ambit Energy has a program where you can even earn Free Energy!!

Bouse Properties recommends Ambit Energy.

Call Tonya Osborne at 217-415-3817 for more information

*Thanks for your time and cooperation. Have a Blessed day,
Kevin Bouse, Ginny Bouse, Michele Fiudo, Jeff Fiudo*